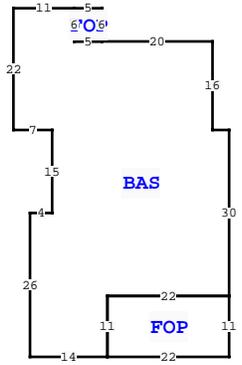
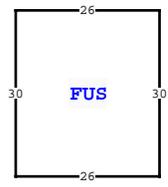




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Roof Cover	00	N/A	0
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0109	SFR/BOARDING HOUSE	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	2,678	113.2929	129.15	345,864	1920	1920	0	0	20	35.00	45.00	
1 SINGLE FAM 0% - 2023 Heated Area: 2596 HX Base Yr													



MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	32317.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,816	100		1,816	105,541
FOP	30	30		9	523
FOP	242	30		73	4,243
FUS	780	100		780	45,332
TOTALS	2,868			2,678	155,639

189 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		206,780	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		33,281	
TOTAL MARKET VALUE		240,061	
SOH/AGL Deduction		0	
ASSESSED VALUE		240,061	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		240,061	
TOTAL JUST VALUE		240,061	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		236,442	

PRMT:2:1: VYNIL SIDING  
SALE:1:1: REMODELED SINCE SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0371	MAINT/ALTR	122	08/05/2020
718	REMODEL	80	05/07/1996
00000280	ADDN SFR	15	08/10/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1863	6/30/2022	WD	U	I	37	195,000
GRANTOR: KALB COMMERCIAL PROP						
GRANTEE: WWJD PROPERTIES LLC						
1147/1721	4/07/2008	WD	Q	I	01	100
GRANTOR: CHALRS A & DEBORAH E						
GRANTEE: KALB COMMERCIAL PRO						

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

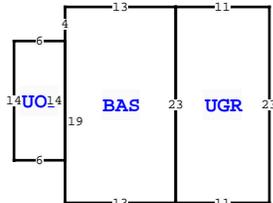
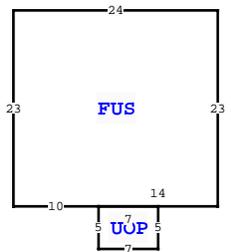
**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W20 FOP= N6 W5S6 E5 \$ W5N6 W11 S22 E7 S15 W4 S26 E14  
FOP= E22 N11W22 S11\$ N11 E22 N30 W3 N16\$ PTR=N30 FUS= N30 W26 S30 E26\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0100	C	SFR	0		*RO	0.00	0.00	4,475.00	SF		1.00	1.00	1.00	3.75	3.75	16,781									
2	0100	C	SFR	0		*RO	0.00	0.00	4,400.00	SF		1.00	1.00	1.00	3.75	3.75	16,500									

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architctual	05	CONV 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0100	01	989	100.8000	114.91	113,646	1920	1920	0	0	20	35.00	45.00		
2 SINGLE FAM			0% - 2023	Heated Area: 851				HX Base Yr						



Quality	05	05			
DOR CODE	0109 SFR/BOARDING HOUSE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	32317.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	299	100		299	15,461
FUS	552	100		552	28,544
UGR	253	45		114	5,895
UOP	35	20		7	362
UOP	84	20		17	879
TOTALS	1,223			989	51,141

189 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			206,780
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			33,281
TOTAL MARKET VALUE			240,061
SOH/AGL Deduction			0
ASSESSED VALUE			240,061
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			240,061
TOTAL JUST VALUE			240,061
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			236,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1863	6/30/2022	WD	U	I	37	195,000
GRANTOR: KALB COMMERCIAL PROP						
GRANTEE: WWJD PROPERTIES LLC						
1147/1721	4/07/2008	WD	Q	I	01	100
GRANTOR: CHALRS A & DEBORAH E						
GRANTEE: KALB COMMERCIAL PRO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 S4 UOP= W6 S14 E6 N14\$ S19 E13 N23\$ UGR= S23E11N23W11\$PTR=N30 FUS= N23 W24 S23 E10 UOP= S5 E7 N5 W7\$ E14\$ S30\$.

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV